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1904

Columbia Heights

Washington, D. C.
1904

Columbia Heights Citizens' Association

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Committee on Publication

CHAS. S. BUNDY
GEORGE SIMMONS
W. B. TODD

A STATEMENT
OF
SOME OF THE ADVANTAGES

OF
Beautiful Columbia Heights

A NEIGHBORHOOD OF HOMES

COMPILED AND ARRANGED BY

The Columbia Heights Citizens' Association
"

In behalf of the Columbia Heights Citizens' Association, we return thanks to the public-spirited citizens whose generous contributions of personal efforts and funds have assured the successful publication and distribution of this pamphlet.

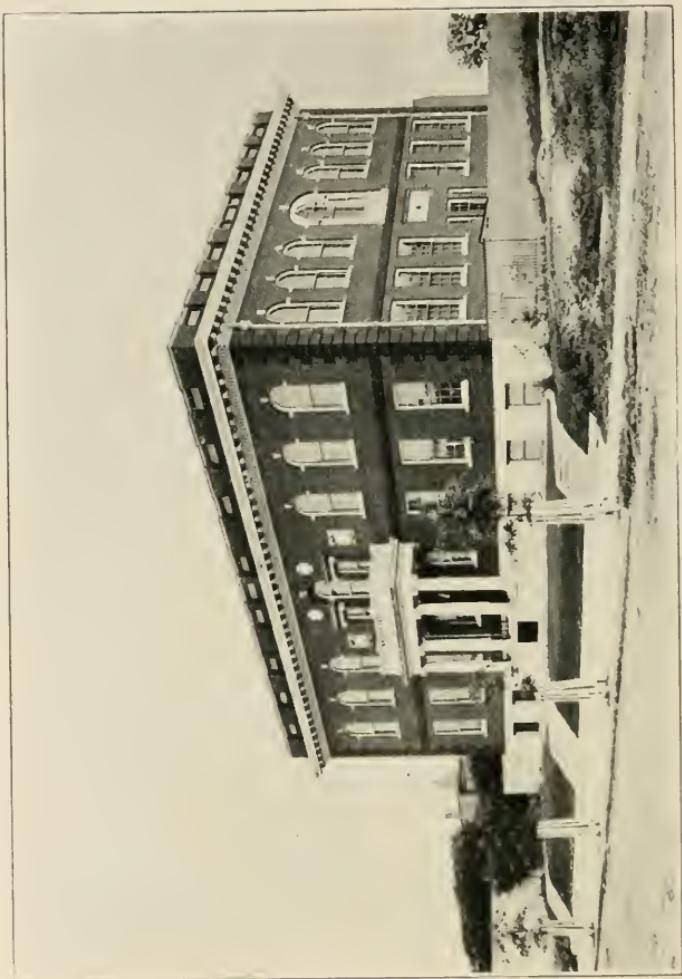
If it shall aid in bringing desirable residents to this section and thereby contribute toward the realization of the Congressional plans for Greater Washington, this presentation of the commanding advantages of Columbia Heights will most satisfactorily accomplish the object of its publication.

THE EXECUTIVE COMMITTEE.

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COLUMBIA HEIGHTS CITIZENS' ASSOCIATION,
WASHINGTON, D. C.

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HARVARD SCHOOL, Kenyon Street

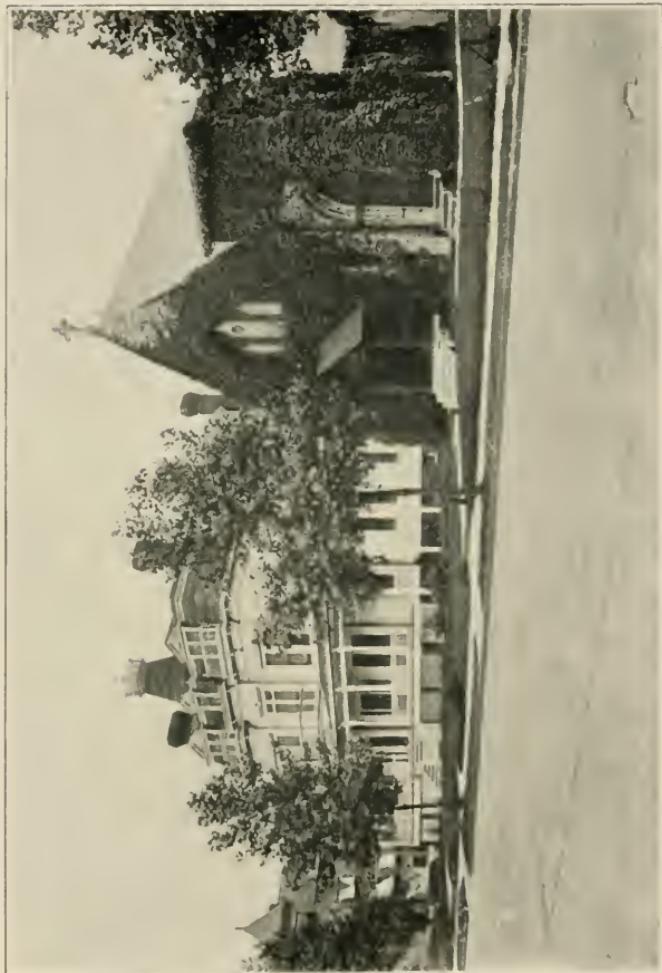
Columbia Heights.

Its Advantages as a Residence Section.

Columbia Heights is an ideal section for homes. Every one of its residents thoroughly appreciates the advantages that he enjoys, and never ceases to sound the praises of the "Heights." A few of these advantages are set forth in the following pages, published under the auspices of the Columbia Heights Citizens' Association. This Association has no pecuniary plans to exploit. It is composed of public-spirited citizens, residents of the "Heights," ever alive to the mental, moral and material advancement of their home surroundings, and its leading purpose is to assist the Commissioners by its recommendation of needed public improvements in its own territory, and by its co-operation to aid in procuring the necessary legislation therefor. Its members also recognize the inestimable value of good neighbors, and therefore feel that home-seekers of the desired class should be informed of the facts commending the "Heights" to favorable consideration.



FAIRMONT SEMINARY, N. E. Cor. 14th and Yale Streets



CHRISTIAN COLLEGE
ST. STEPHEN'S PARISH HALL.
S. J. Corner of 14th Street and Kenesaw Avenue

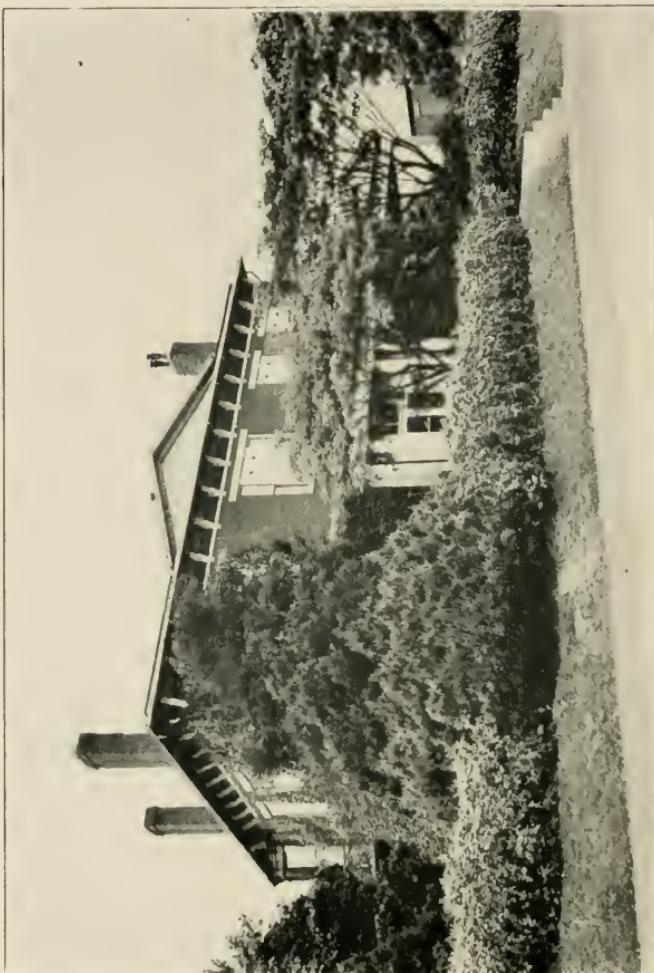
Territory of the Columbia Heights Citizens' Association.

This territory extends from Florida Avenue on the south to Spring Road on the north, and from Brightwood Avenue (Seventh Street) on the east to Fifteenth Street on the west. The territory is composed of a number of subdivisions, whose names, dates of establishment and relative locations may be of interest here.



RESIDENCE OF MAJOR RICHARD SYLVESTER, 1223 Roanoke Street

As early as 1868 the small subdivisions of Prather, Wright & Cox, and Wright & Dole were established in the southeast corner of the tract, east of Sherman Avenue. In the same year, Todd & Brown's subdivision was laid out between Brightwood Avenue and the present Eleventh Street extended. The land between Eleventh and Fourteenth Streets was laid out as Columbia Heights in 1881 and 1882. Holmead, immediately north of Whitney Avenue, is the youngest of all the subdivisions east of Fourteenth Street, having been put upon record in July, 1883.



CALUMET PLACE, N. E. Corner 13th and Clifton Streets



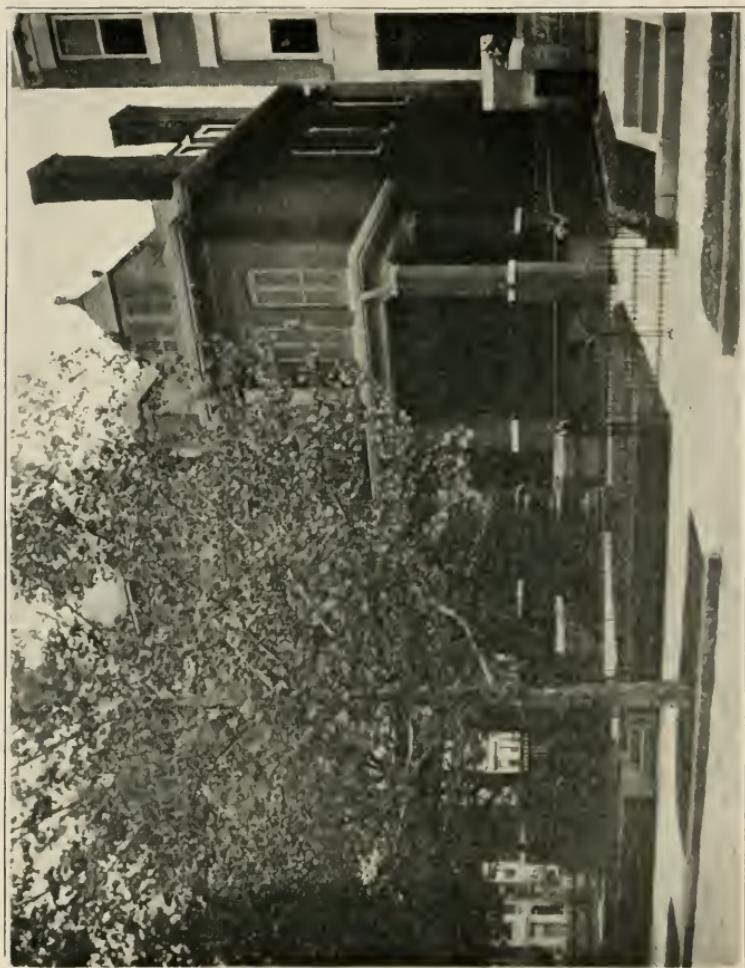
RESIDENCE OF MR. ANTONIO ZETELLE, 3101 14th Street

The other subdivisions lie west of Fourteenth Street, and, in the order of their location north from Florida Avenue, are as follows: South Grounds of Columbian College, laid out in December, 1867; University Park, April 23, 1884; North Grounds of Columbian College, March 11, 1882; and John Sherman's Subdivision of Mount Pleasant and Pleasant Plains, February 6, 1868.

Historical Facts.

All of the above-described territory is now popularly referred to as Columbia Heights, but special attention is here invited to a few historical facts about the subdivision laid out originally under that name.

Columbia Heights proper occupies the land known as the "Stone Farm" in the early days of the District of Columbia. The first proprietor of the Stone farm was William J. Stone, senior, who was born in London, England, April 25, 1798, and who settled in Washington in 1815. He was an engraver, and he cut the fac-simile of the Declaration of Independence on copper for the Department of State in 1823. In 1842 he planned and built the house now occupying the northeast corner of Clifton and Thirteenth streets. This property, now known as "Calumet Place," was purchased by the friends of General John A. Logan and presented to him during his term as United States Senator, and since his death, it has been owned and occupied by his widow, Mrs. Mary A. Logan.



RESIDENCE OF JUDGE JETER C. PRITCHARD, 1439 Euclid Place

The late Senator John Sherman bought the Stone farm in January, 1881. It comprised 121.46 acres, and the consideration named in the deed of purchase is \$175,000. With the exception of "Calumet Place," it was platted into lots, blocks and streets in that year and the following year of 1882.

Elevation and Temperature.

In hot climates it is well recognized that the altitude compensates for latitude; each elevation of a hundred feet, more or less, carrying with it a corresponding change in temperature. This holds good in the city of Washington and the District of Columbia, as everywhere else. Hence, in making choice of a place of residence, it is of prime importance that its precise elevation above sea level be ascertained.

Comparative Elevations.

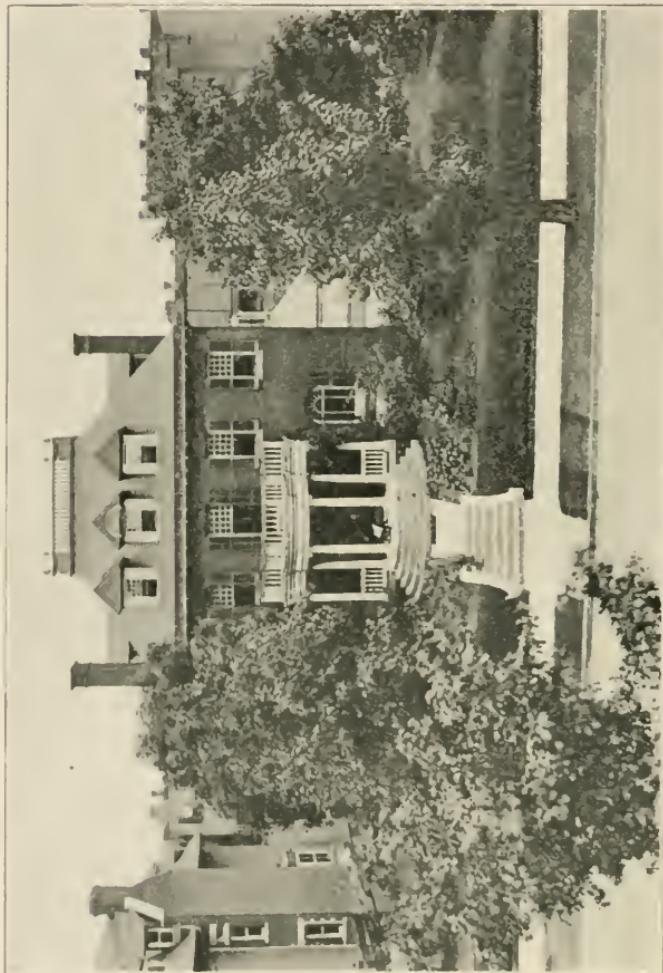
The records of the Engineer Commissioner's office show that Pennsylvania Avenue, from the foot of Capitol Hill to the Treasury, is from 6 to 12 feet above mean low tide. Capitol Hill, including all that plateau east of the Capitol, at the highest point rises to 92 feet, but its average height is less than 90 feet.

According to the same authority, the following are the elevations of the territory lying within the limits of the Association, and known by the general name of Columbia Heights:

Lowest point (the intersection of Sherman and Grant



ARMY AND NAVY PREPARATORY SCHOOL, N. W. Cor. Princeton and 13th Streets



RESIDENCE OF MR. C. M. CAMPBELL, 1343 Harvard Street



RESIDENCE OF MR. GEORGE SIMMONS, S. E. COR. 11th and Roanoke Streets

avenues, just east of Garfield Memorial Hospital), 121 feet above mean low tide.

Average elevation, 180 feet.

All the portion immediately bordering upon Fourteenth Street, from the top of the hill opposite Judge Harlan's house to the northward, 190 to 200 feet.

Some Advantages of Elevation.

Those who have tried each of the two locations as a residence report that in summer nights the temperature of Columbia Heights is ten degrees less than that of Pennsylvania Avenue and adjacent streets. This has been demonstrated by practical tests. In ten degrees Fahrenheit, more or less, there is a powerful factor in the equation of comfort; and its influence is constant in the direction of high lands. Comfort induces sleep, "tired Nature's sweet restorer."

In hot summer nights, when open cars carry thousands in search of a charm that lulls to sleep, every northbound passenger up Fourteenth Street with his crossing of Florida Avenue, becomes a grateful witness to the soothing zephyrs of Columbia Heights.

That even moderate elevation acts as a restorative of health is proved by the fact that many home-seekers, who had moved from one place to another for the benefit either of themselves or of delicate children, have finally settled in Columbia Heights, finding in it the object of their desires.



PROF. S. P. LANGLEY'S, No. 1395
Residences, Clifton Street, Corner of 13th
JUSTICE WILLIAM R. DAY'S, No. 1391

Safeguards.

In conformity with his plan that the high lands north of Florida Avenue should furnish ideal residential sites, Senator Sherman resolved that certain conditions essential to the best home surroundings, and yet conspicuously lacking in the earlier subdivisions, should be assured to Columbia Heights. Chief among these conditions are space, sunlight, air, plant life—all tributary to health and contentment.

Such conditions were guaranteed by his putting upon record in the Surveyor's office the covenant, to go into every deed, "that



RESIDENCE OF MR. WILLIAM S. BRONSON, 1115 Roanoke Street

the front building line of all lots north of Clifton Street is fixed at not less than 30 feet from the street line on which the lots front." The effect of this is that virtually 60 feet have been added to the width of all streets in the subdivision. Thus the space between building lines is 120 feet, 30 feet of which on each side being parking. While, under this provision, the cost of a building site has been increased, the value of the home has been more than proportionately enhanced.

Another safeguard was guaranteed likewise by a covenant, in each deed, which prohibits liquor selling and all manufacturing



RESIDENCE OF MR. WILLIAM H. MICHAEL, S. W. COR. OF 13th AND ROANOKE STREETS

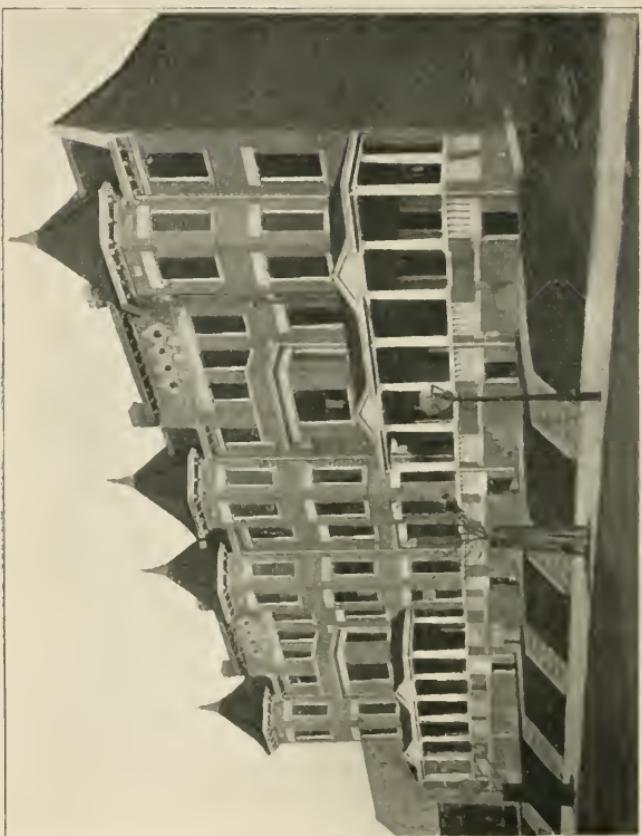
and mechanical trades—thus setting apart the subdivision exclusively for residential sites. This covenant, at least in its prohibition of the liquor traffic, was reinforced and strengthened by a subsequent act of Congress forbidding the sale of intoxicating liquors, spirituous or malt, within a radius of one mile on every side of the Soldiers' Home. All of Columbia Heights is within this protected territory. This interdict furnishes the best possible safeguard for the children and young men of Columbia Heights.



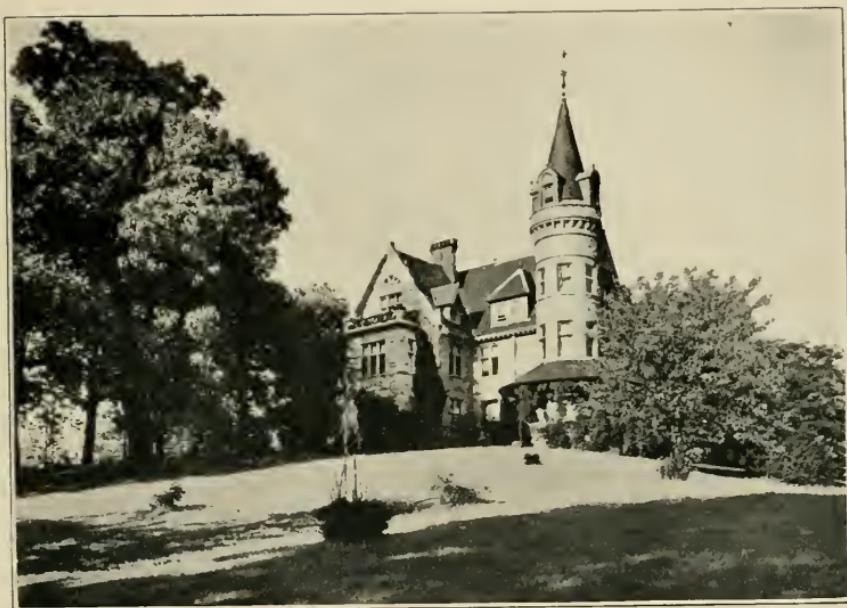
RESIDENCE OF MR. R. J. EARNSHAW, 1225 Clifton Street

Development in Population and Material Wealth.

Under these ideal conditions, the growth of Columbia Heights in population and material wealth has been rapid and pronounced, presenting to-day good streets (many of them well side-walked and shaded), excellent sewerage and water-service, and attractive residences with all modern improvements. Every urban convenience has been provided for the benefit of this population. Stores supplying the demands of housekeeping are in easy reach of all; and all the facilities of postoffice, telegraph and express are at the service of the people.



2615 to 2625 13th Street. Built by Kennedy & Davis Co.



BELMONT, Residence of LEDROIT L. BARBER, Corner 14th and Clifton Streets

To give an idea of the stable character of the population of Columbia Heights, attention is called to the fact that nowhere else in the District do so large a proportion of the inhabitants own the buildings in which they live.

Desirable Neighbors.

Nowhere within the District of Columbia can be found a community freer from the objectionable classes than that on the "Heights"; and there is every assurance that present conditions in this regard will continue in the future development and building up of the section. All are alive to the importance of co-operating to that end.

Adornment of the Homes.

In providing for the thirty feet of parking on each side of the streets the wise projector of Columbia Heights had undoubtedly in mind the adornment of that space by the cultivation thereon of plants and flowers, and that this happy conception has been followed by many of the residents is evidenced by the numerous attractive homes which now delight and charm the vision.

Real Estate Values.

In a recent conversation about values on Columbia Heights, a leading real-estate broker expressed himself as follows:

"Nowhere else in this city are values so stable as in this section. During the financial panic of 1893, when in other sections building operations were at a standstill and sales of rare



RESIDENCE OF MR. WILLIAM HOLMEAD, 3531 13th Street



RESIDENCE OF MR. J. WHIT HERRON, 3536 13th Street

occurrence, hundreds of buildings were being erected on Columbia Heights, and were rented or sold as soon as completed. This healthy condition still continues. In no other section, where houses are so readily sold at prices ranging from \$6,000 to \$20,000, and are rented at from \$40 to \$72, can building lots be purchased so low, namely, 40 cents to \$1 per foot—\$1,200 to \$3,000 for a lot. It has been said that larger profits have been made from investments in this section than anywhere else in the District. The rapid growth of Columbia Heights, and its increase in values, are repeatedly referred to by promoters of subdivisions in other sections, who claim that their operations will be attended with similar success. But it is doubtful if a safer investment can be made to-day than by putting money into Columbia Heights houses and lots."

Churches.

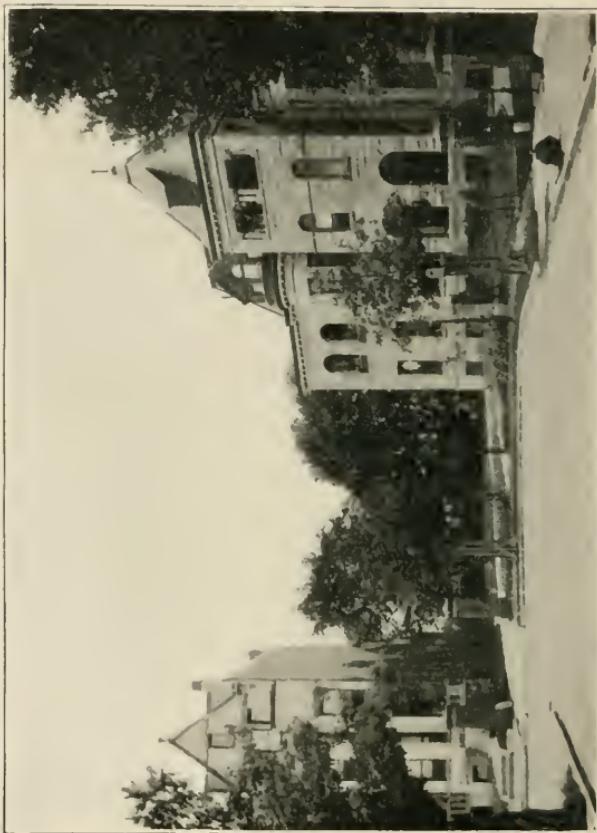
Five churches present the open door to all; so that nobody will find any lack of gospel and sanctuary privileges on Columbia Heights. St. Stephen's Protestant Episcopal Church and the Roman Catholic Shrine of the Sacred Heart are on Fourteenth Street; the Fourth Presbyterian Church stands on the corner of Yale and Thirteenth Streets; the Congregational Church is on Columbia Road, and across the street therefrom is the Mt. Pleasant Methodist Episcopal Church.

Public Schools.

In no other part of the National Capital has there been so



RESIDENCE OF MR. EMIL BERLINER, 1458 Columbia Road



RESIDENCE OF MR. W. W. BOWIE
2630 University Place

RESIDENCE OF MRS. W. C. HILL,
1456 Huntington Place



RESIDENCE OF MR. H. H. DARNEILLE, 2523 13th Street

steady and rapid a growth in school facilities. Four first-class public schools are now maintained to accommodate the children of the Heights ; and Congress at its last session made adequate appropriation for a site and toward the construction of a new building, to relieve the crowded condition of the present schools. The new building will be erected on Harvard Street, between Eleventh and Thirteenth Streets, and will be named the "John W. Ross School," in honor of the late Commissioner of the District of Columbia, whose decease removed an enthusiastic resident of Columbia Heights.

The plans of the authorities contemplate that at an early day the Washington Normal School, yet without a home, shall be located on the Heights, and that later a Northern High School shall be similarly located.

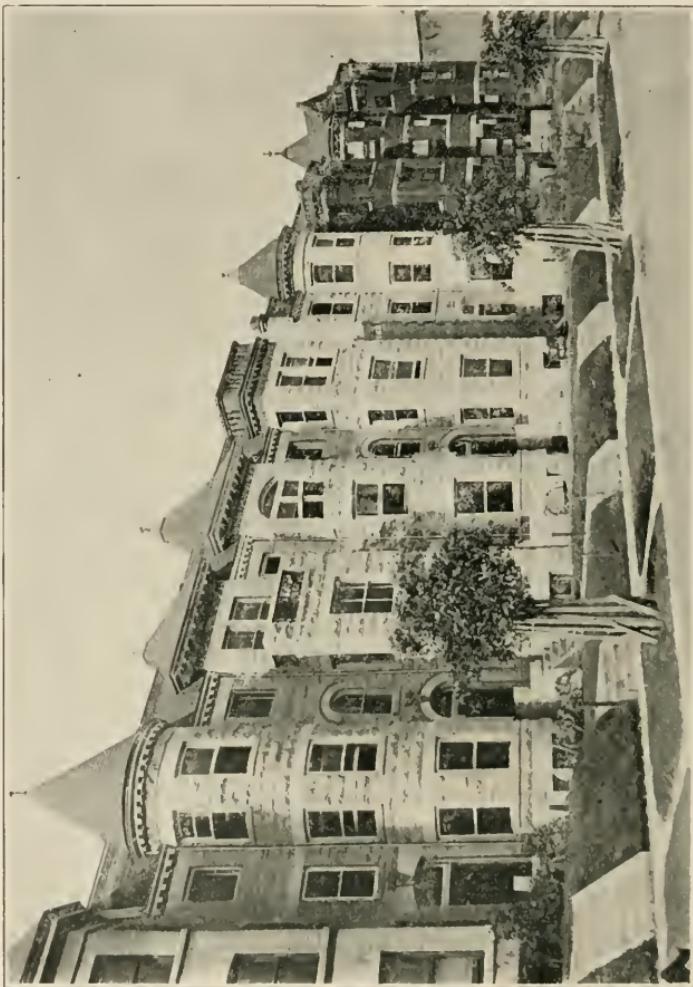
These facts are significant of the rapid increase in population and of the educational advantages of Columbia Heights.

Private Schools on the Heights.

The District of Columbia has long been famous for the excellence of its private schools.

FAIRMONT SEMINARY, a select home and day school for girls and young ladies, at the corner of Fourteenth and Yale streets, deservedly stands in the front rank of private schools.

THE ARMY AND NAVY PREPARATORY SCHOOL, one of the best and most thoroughly equipped of preparatory schools, is located at the northeast corner of Princeton and Thirteenth Streets. The school occupies the unique position of being the only large school in the country which has, in addition to the



Nos. 1237 to 1251 Kenesaw Avenue



RESIDENCE OF MR. JOHN C. FAY, 1326 Princeton Street

ordinary academic work, developed courses that prepare young men for entrance to the National Academies and for commissions in the United States Army and Navy, including the Marine Corps.

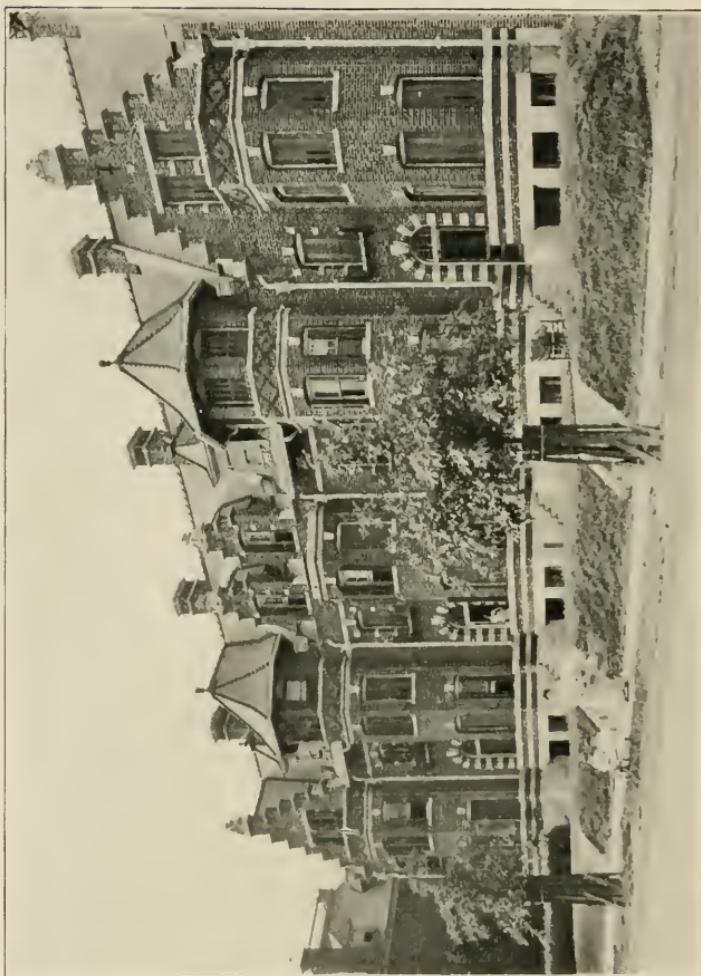
THE WASHINGTON CHRISTIAN COLLEGE, for young men and young women, is situated at the southeast corner of Fourteenth Street and Kenesaw Avenue. It is undenominational, thorough and able. Its faculty, of which Daniel E. Motley, Ph. D. (of Johns Hopkins University), is president, consists of twelve professors, half of whom are graduates of leading universities.

Fire and Police Protection.

Excepting that portion situated north of Whitney Avenue all of the land embraced in the territory of the Association is within the fire limits, and as a consequence the erection of wooden buildings is excluded therefrom.

For the protection of property against fire there are provided up-to-date engine and truck companies, which are efficiently officered and manned. The engine house, built in the summer of 1896, and now occupied by Company No. 11, is on Fourteenth Street, near Kenyon. The truck house (Truck E) is situated on Whitney Avenue, between Thirteenth and Fourteenth streets, and is of the most modern construction.

The new police station, No. 10, said to be the best police equipment in the District, stands on Whitney Avenue, east of Sherman Avenue.



Nos. 1329 to 1337 Harvard Street. Built for sale by Mr. C. M. Campbell

Apartment Houses and Hotels

Apartment-house life is in evidence as much on Columbia Heights as elsewhere in the District ; and the number and capacity of the several structures have kept pace with other improvements.

Beginning with Chapin Street, we find the Berkshire, with thirty-two apartments ; the Stockbridge, with ten ; and the Chapin, with forty-one. Ascending Fourteenth Street hill, we come next to the Victoria, at the corner of Welling Place,



RESIDENCE OF MR. WILLIAM D. WEST, 1312 Roanoke Street

with thirty-two apartments ; the Kensington and Leamington, twin buildings, on the opposite side of the street, with ten apartments each ; the Olympia, at the corner of Roanoke Street, with twenty-two apartments, and the Harding, with eight. The Binney, with twelve apartments, and the King, with ten, are on Binney Street, near Fourteenth. Continuing out Fourteenth Street, we pass the Columbia, at the corner of Binney,

with twenty-four apartments; the Savoy, adjoining on the north, with thirty-six, and the Berwick, at the corner of Park Street, with seventeen apartments.

There are eight other buildings, without names, on the west side of Fourteenth Street, each having apartments above the first floor.

The Stratford, a hotel, at the corner of Sheridan Avenue and Fourteenth Street, has accommodations for nearly one hundred guests.

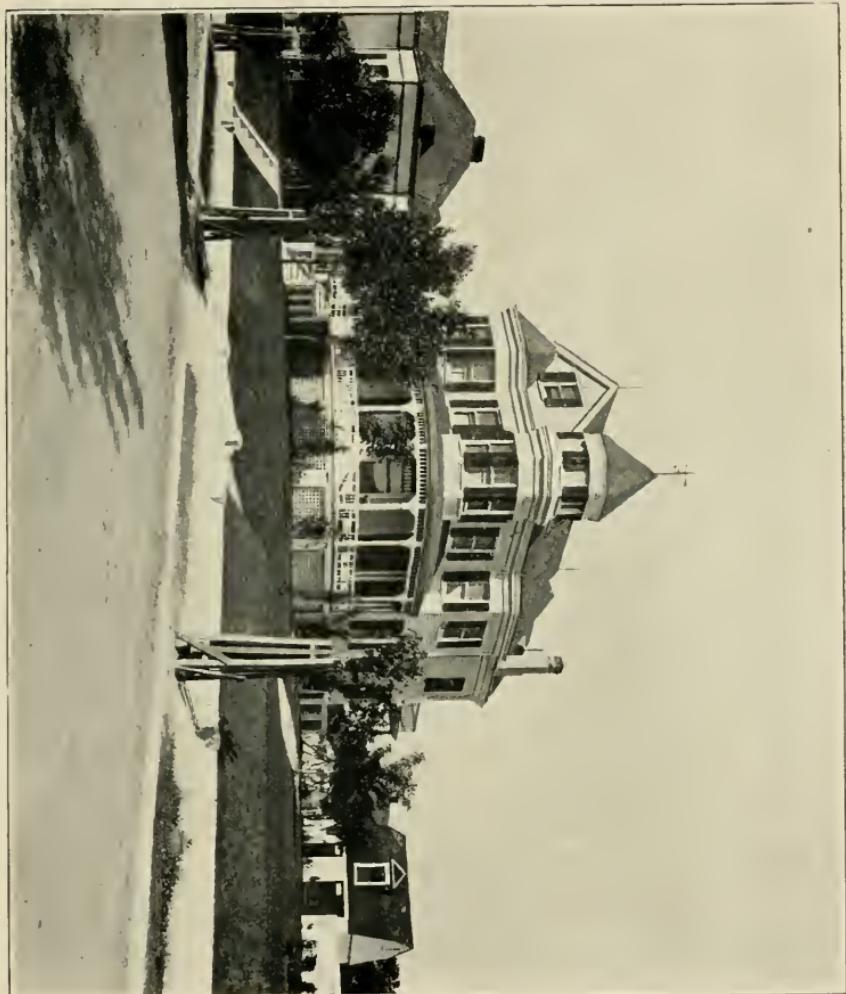


RESIDENCE OF MR. LEO SIMMONS, 1321 Vale Street

Street Railway Facilities.

With the completion of the Eleventh Street underground electric, for which the steel rails and other materials are already on the ground and the road-bed ready for the conduits, Columbia Heights will have three nearly parallel lines of street railway; and a fourth line is only two short squares to the westward. Columbia Heights is therefore unrivalled in street railway facilities.

RESIDENCE OF MR. W. T. FITZGERALD, 3515 Eslin Avenue



Important Thoroughfares.

Fourteenth Street is now the most important of the streets leading north from the city, and is, perhaps, destined so to continue. But certain topographical facts make Sherman Avenue a sharp rival as the main artery of travel. Its grade being one-half that of Fourteenth Street, and only one-fourth that of Seventh Street, the superiority of Sherman Avenue for both light and heavy driving is obvious.

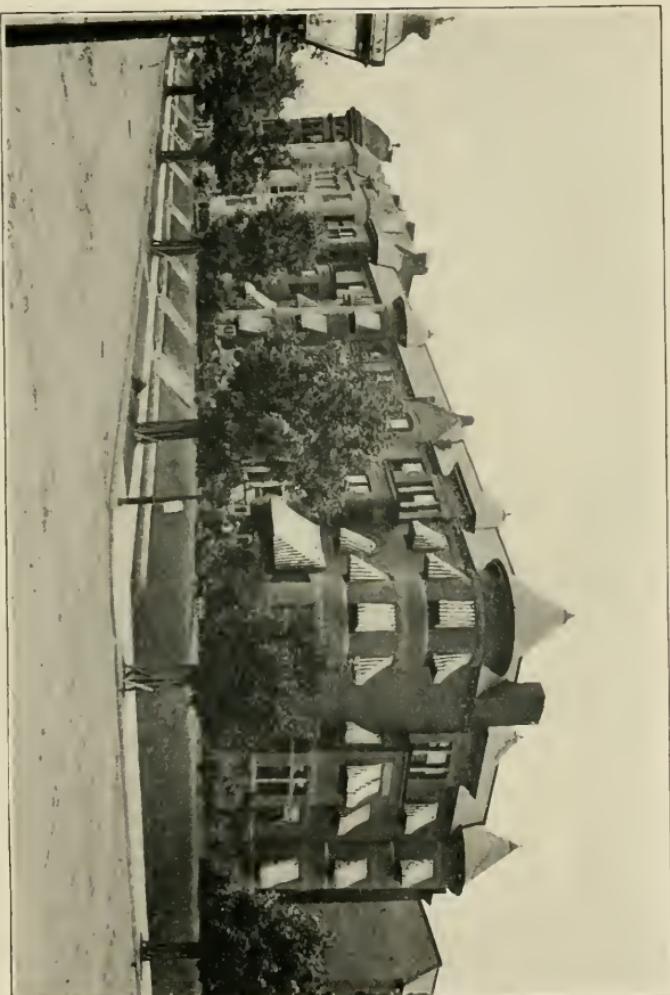
Eleventh Street is comparatively undeveloped, and only its possibilities can now be spoken of. In regard to its location the fact may be stated that this street traverses the eastern



RESIDENCE OF MR. JAMES LANSBURGH, 2511 14th Street

slope of the most slightly and commanding eminence in the District. In elevation it may equal neither Fourteenth nor Sixteenth Streets; but the view from it is wider and less obstructed, because intervening hills that closely limit the landscape from those streets fall away from this less pretentious thoroughfare.

A different, but not less important, fact is that Eleventh Street opens the way of the home-seeker to many desirable building lots, hitherto inaccessible. These lots are offered at prices



RESIDENCE OF MR. WILLIAM E. SPEIR, 1301 Yale Street



N. E. Corner of Harvard and 13th Streets. Built for sale by Mr. L. E. Breuninger

still within the reach of persons of moderate means. Along Fourteenth Street and for a square on either side, prices have reached high figures ; but on Eleventh Street, and in its immediate vicinity, the most eligible building lots can yet be bought of the original owners and at the most reasonable prices.

Freedom from Overhead-Wire Nuisance.

Columbia Heights is comparatively free from the over-head wire and pole nuisance (thanks to the untiring vigilance of its people and its Citizens' Association), and in the future it will continue to be the policy of the Association to work for the extension of the system of underground conduits.

Probable Public Park.

As the District Commissioners recognize the need of a public park in this section, and as they favor the appeals of the citizens therefor, it is more than probable that a suitable piece of ground of respectable dimensions will be set apart on Columbia Heights for the purpose in the near future. It is earnestly hoped and believed that the citizens of Columbia Heights, will put forth a prompt, determined and united effort in that behalf.

Columbia Heights—the One Favored Spot for a Home.

It would be easy to mention the names of many distinguished men who, by settling in Columbia Heights, have practically acknowledged the advantages thereof as a residential section. The few such names that must here suffice must include those of Justice John M. Harlan, Justice William R. Day, Prof. S. P. Langley, Commissioner of Education William T. Harris, Director William M. Meredith of the Bureau of Engraving and Printing, Auditor W. E. Andrews, Assistant Postmaster-General J. L. Bristow, Chief Clerk W. H. Michael of the State Department, Milton E. Ailes and L. White Busbey; and also those of Commissioner H. L. West, Major Richard Sylvester (Superintendent of Police), and Assessor H. H. Darneille—three of the five highest officers of the District government.

Illustrations.

The half-tone cuts herein represent only a few specimen homes. Did space permit they could be multiplied many times over.

The Future Home of the President.

There are not a few who believe that from the beginning these heights have been destined to be the site of the new Presidential Mansion. It is well known that President Garfield and Senator Sherman shared this belief; and it may well be that the child is already born who will see the future President seated upon the southern veranda of the Executive Mansion on the Heights, looking out upon a panorama that will include the Capitol and the Monument, with university and cathedral domes on either hand.

A Wise Man's Summary.

A gentleman, of National reputation, who has just bought a house on Columbia Heights, thus summarizes:

“I bought on Columbia Heights, because—

“First. It is the highest point on the highlands surrounding the city. It offers me a cool retreat after a hard day's work, and is only twenty minutes' ride from my office.

“Second. It is free from malaria.

“Third. I am near enough to Rock Creek and the Zoo to enjoy their benefits to the full, and yet far enough away to be exempt from the discomforts and annoyances, day or night, incident to residence in close proximity thereto.

“Fourth. The Church and School facilities afforded here are unrivaled elsewhere.

“Fifth. Four street car lines insure safe and rapid transit to and from every part of the city.”



THE WHITE HOUSE

MB - 38.





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